

# **Planning Discussion: Traditional Neighborhood Development**

Planning Commission  
St. George

February 2, 2016  
5:00 PM

# Discussion Agenda

1. Process recap and next steps
2. Drafting alternatives considered
3. Proposed ordinance structure
4. SLC hybrid zone example
5. Recap of planning context and goals
6. Discussion of draft PD-TNZ ordinance

# Drafting Alternatives Considered

- Add: leave existing TND intact; adopt an edited version of previous draft as a TND-Lite ordinance (one size fits some)
- Subtract: keep or abandon existing TND; adopt an enabling ordinance within the PD construct which contemplates an ad hoc, overlay zone approach to specific projects as applications are made (one size fits one)
- Replace: abandon existing TND; adopt a hybrid ordinance which enables traditional development pattern in a context-sensitive fashion (one size fits all)

# Drafting Alternatives Considered

- ~~• Add: leave existing TND intact; adopt an edited version of previous draft as a PD/TND-Lite ordinance (one size fits some)~~
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- Replace: abandon existing TND; adopt a hybrid ordinance which enables traditional development pattern in a context-sensitive fashion (one size fits all)
  - Structure adaptable to both large- and small-scale implementation and a wide variety of physical contexts
  - Form-based format with relatively light Euclidean elements (hybrid zone)

# SLC Hybrid Zone Example

1. Adopted for redevelopment of key mixed-use corridors
2. Intended as a “best practices” ordinance incorporating formal, Euclidean, and performance elements
3. Identifies valued characteristics and assigns them weights, taking into account costs and benefits (desirability balanced with expense and difficulty)
  1. Land Uses
  2. Building and Site Design
  3. Public Spaces
  4. Circulation
  5. Parking

# The Density Issue



It isn't the density,  
It is the design of the density!



47 DUA



100 DUA



18 DUA



11 DUA



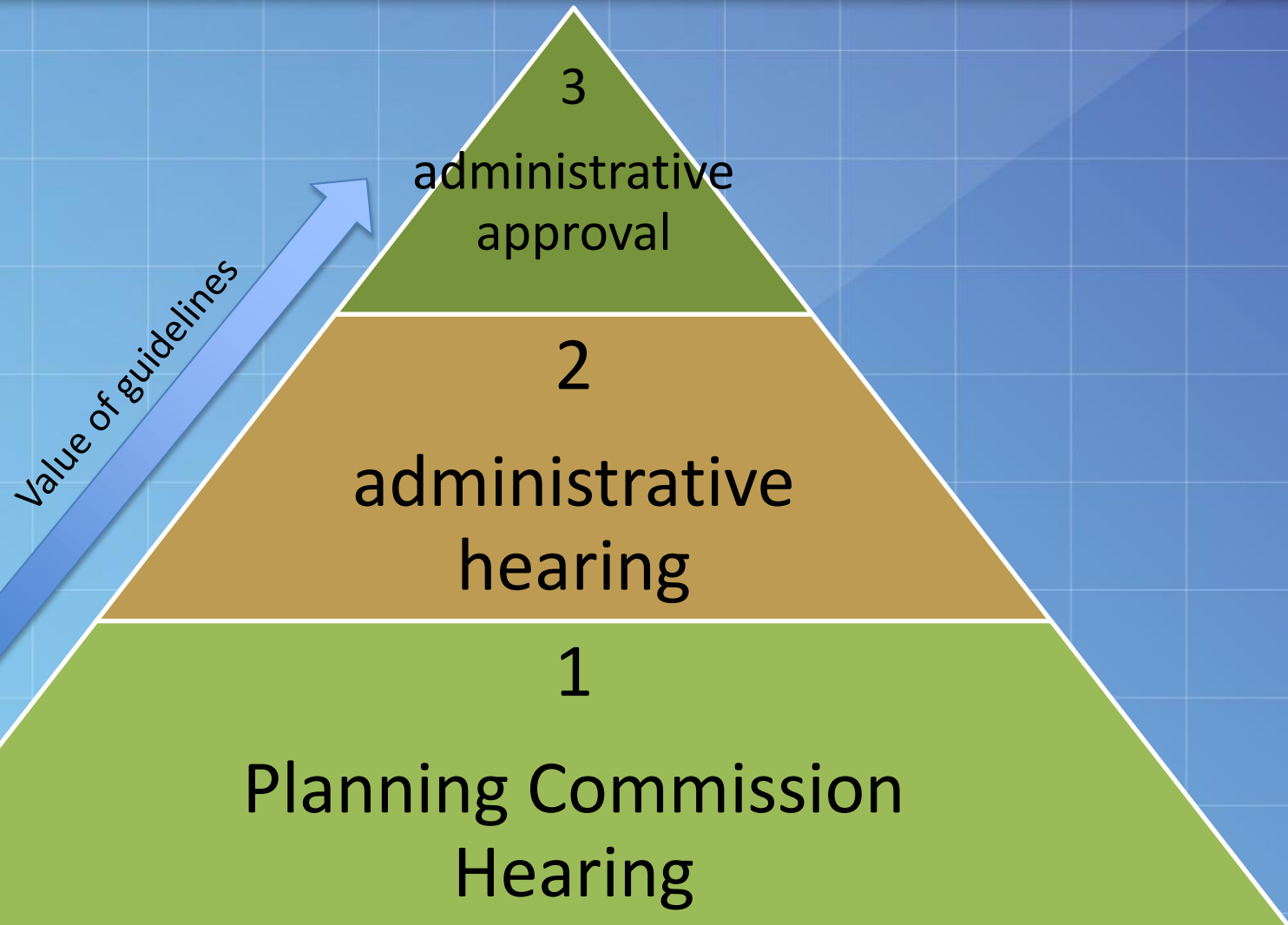
275 DUA



99 DUA

Planning Division

# Form and Process Linked



# Testing the Ordinance



## ☐ The Metro

☐ 100% structure parking: 50 points

☐ Density and Intensity: 15

☐ Vertical Mix of Use: 10 points

☐ Access to transit: 10

146 Points





# Testing the Ordinance



107  
Points

# Testing the Ordinance



70 Points



# Traditional Neighborhood Development

## Characteristics

- A mixture of land uses, including a range of residence types
- Compatibility of building forms
- Compact (walkable, efficient)
- Coherent street grid (disperses traffic)
- Specific form: porches, trees, etc.

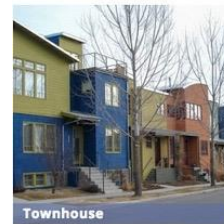
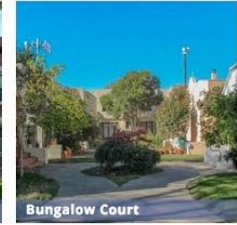




# “Missing Middle” Housing

## Characteristics

- Small-footprint buildings
- Lower perceived density
- Smaller, well-designed units
- Simple construction
- Marketable



# Personal Finance Component



**1972**

Household size: 3.06

Home size: 1,600 sf

Median home price (UT): \$64,500

**2014**

Household size: 2.58 people

Home size: 2,500 sf

Median home price (UT): \$146,100





# Personal Finance Component



**Household income increased about 35%**  
**Household size decreased 16%**  
**Home size increased 56%**  
**Home price increased 126%**



# Public Finance Component



## **Traditional Single-Family**

8 Acres, 43 Lots (5.37 Net Density)

1,050 LF of Street Improvements

30' Street X-Section



## **Suburban Single-Family**

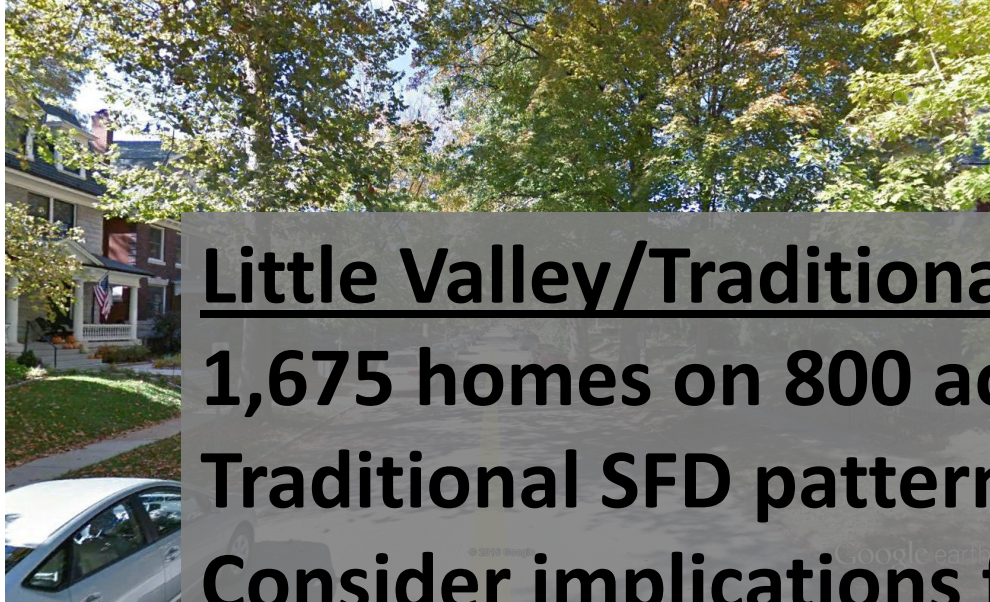
20 Acres, 45 Homes (2.25 Net Density)

2,700 LF of Street Improvements

35' Street X-Section



# Public Finance Component



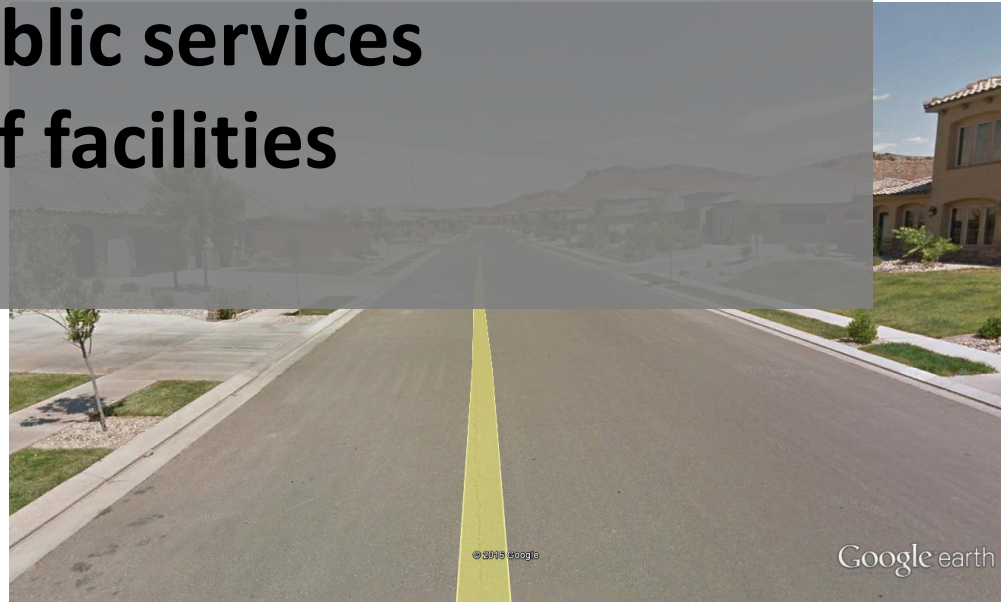
## Little Valley/Traditional Comparison

1,675 homes on 800 acres = 2.09 net DUA

Traditional SFD pattern ~ 4,000 homes

Consider implications for:

- Provision of public services
- Replacement of facilities
- Traffic






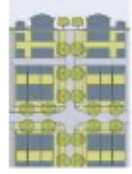
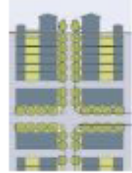
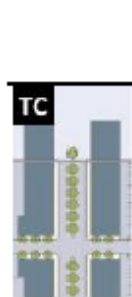
# Householders by Age 2010-2040

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Measure (000s)	Utah	Ogden MSA	Provo MSA	Salt Lake City MSA	Wasatch Front
Starter HHs <35 Share 1990-2010	20%	18%	33%	13%	20%
Peak Need HHs 35-64 Share 1990-2010	62%	63%	55%	70%	64%
Downsizing HHs 65+ Share 1990-2010	18%	19%	13%	16%	16%
Starter HHs <35 Share 2010-30	19%	17%	26%	13%	20%
Peak Need HHs 35-64 Share 2010-30	44%	41%	52%	38%	45%
Downsizing HHs 65+ Share 2010-30	37%	42%	22%	49%	35%

## Traditional Neighborhood Design Manual & Form-Based Code

### CHAPTER 1: Overview of Traditional Neighborhood Forms

	<p><b>NE - NEIGHBORHOOD EDGE</b></p> <p>Neighborhood Edge (NE) is a relatively low density residential neighborhood form. Home occupations and outbuildings are generally allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be larger than in other TNZ forms and the roads irregular to accommodate natural conditions.</p>	<p><b>General Character:</b> Lawns and landscaped yards surrounding detached single-family houses</p> <p><b>Building Placement:</b> Relatively large front and side yard setbacks</p> <p><b>Frontage Types:</b> Porchyard</p> <p><b>Typical Building Height:</b> 1- to 2 1/2-Story</p> <p><b>Type of Civic Space:</b> Parks, Greenways, Playgrounds</p>
	<p><b>NG - NEIGHBORHOOD GENERAL</b></p> <p>Neighborhood General (NG) is a mixed-use but primarily residential form. NG is compatible with a wide range of residence types and land uses, such as single-family detached homes, two- to four-family homes, row/town houses, small-scale apartments, neighborhood commercial, and smaller mixed-use buildings.</p>	<p><b>General Character:</b> Mix of detached and attached houses and small apartment buildings; no or minimal commercial; balance between landscape and buildings</p> <p><b>Building Placement:</b> Shallow front and side yard setbacks</p> <p><b>Frontage Types:</b> Porchyard, Dooryard, Forecourt, Stoop, Shopfront</p> <p><b>Typical Building Height:</b> 1- to 3-Story</p> <p><b>Type of Civic Space:</b> Greens, Squares, Playgrounds</p>
	<p><b>NC - NEIGHBORHOOD CENTER</b></p> <p>Neighborhood Center (NC) consists of a higher density of commercial, civic and mixed-use buildings, as well as higher density residential forms such as larger row/town houses, condominiums and apartments. The NC form has a tight network of streets and wide sidewalks to accommodate a higher concentration of pedestrians. Street trees generally are placed at regular intervals in sidewalk boxes rather than in planter strips. Buildings are generally set at or near the edge of sidewalks.</p>	<p><b>General Character:</b> Mix of commercial, residential, and civic buildings; predominantly attached buildings which may include a vertical mixture of uses; trees within the public right-of-way; substantial pedestrian activity</p> <p><b>Building Placement:</b> Shallow or zero setbacks to define a street wall; buildings oriented to street with parking on-street and at rear of buildings</p> <p><b>Frontage Types:</b> Dooryard, Forecourt, Stoop, Shopfront, Gallery, Arcade</p> <p><b>Typical Building Height:</b> 2- to 4-Story with some variation</p> <p><b>Type of Civic Space:</b> Plazas, Squares, Playgrounds</p>
	<p><b>TC - TOWN CENTER</b></p> <p>The Town Center (TC) neighborhood form accommodates of the highest density and greatest variety of land uses, including commercial and civic buildings of regional importance. It may have larger blocks; street trees placed in wide sidewalks provide shade and visual interest. Buildings are set at the edge of sidewalks. Typically only very large TNZs or select areas of downtown are appropriate for the Town Center neighborhood form.</p>	<p><b>General Character:</b> Medium to high-density commercial, residential, and mixed-use buildings; entertainment, civic and cultural uses. Attached buildings forming a continuous street wall; trees within the public right-of-way; high pedestrian and transit activity</p> <p><b>Building Placement:</b> Generally zero setbacks; buildings oriented to street with parking on-street with off-street parking structured or at rear of buildings</p> <p><b>Frontage Types:</b> Forecourt, Stoop, Shopfront, Gallery, Arcade</p> <p><b>Typical Building Height:</b> 3-plus Story with a few shorter buildings</p> <p><b>Type of Civic Space:</b> Plazas, Squares, Playgrounds</p>

# Discussion of Draft Ordinance

## **Contact Information:**

Stacy Young

Development Solutions

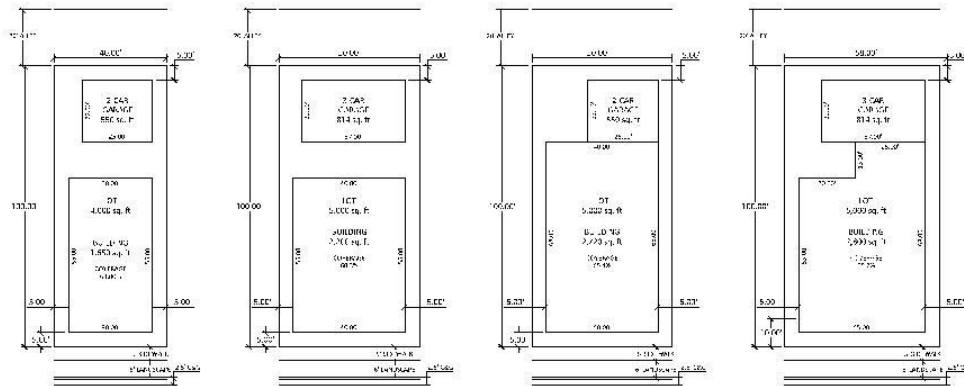
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St. George, UT 84770

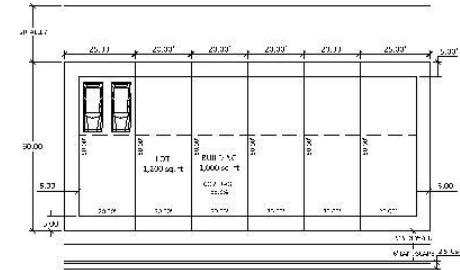
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[stacy@developmentsolutions.co](mailto:stacy@developmentsolutions.co)

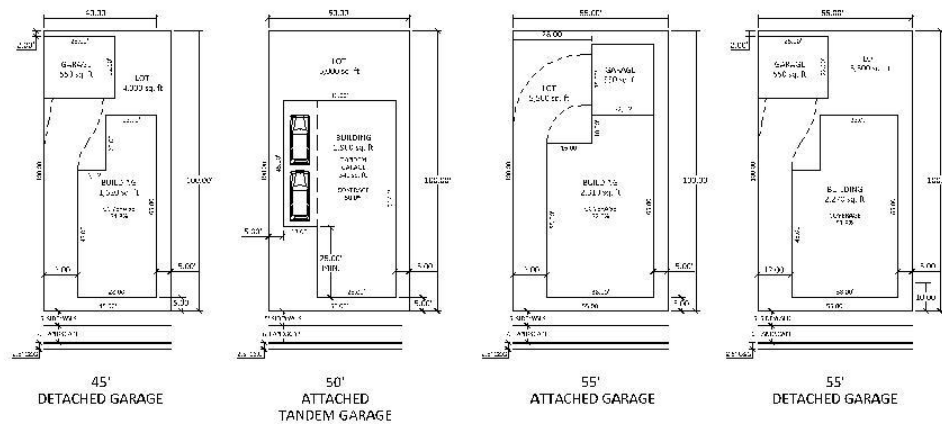




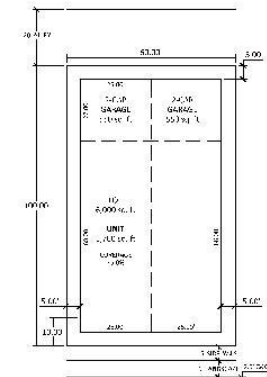
ALLEY LOADED SINGLE FAMILY LOT LAYOUT



ALLEY LOADED ATTACHED TOWNHOUSE / ROW HOUSE LOT LAYOUT



FRONT LOADED SINGLE FAMILY LOT LAYOUT OPTIONS



SIDE BY SIDE DUPLEX LAYOUT

#### LEGEND

- BUILDING FOOTPRINT
- DRIVEWAY
- GARAGE
- SIDEWALK
- PROPERTY LINE



# Suburban Single-Family Pattern





# Suburban Single-Family Pattern

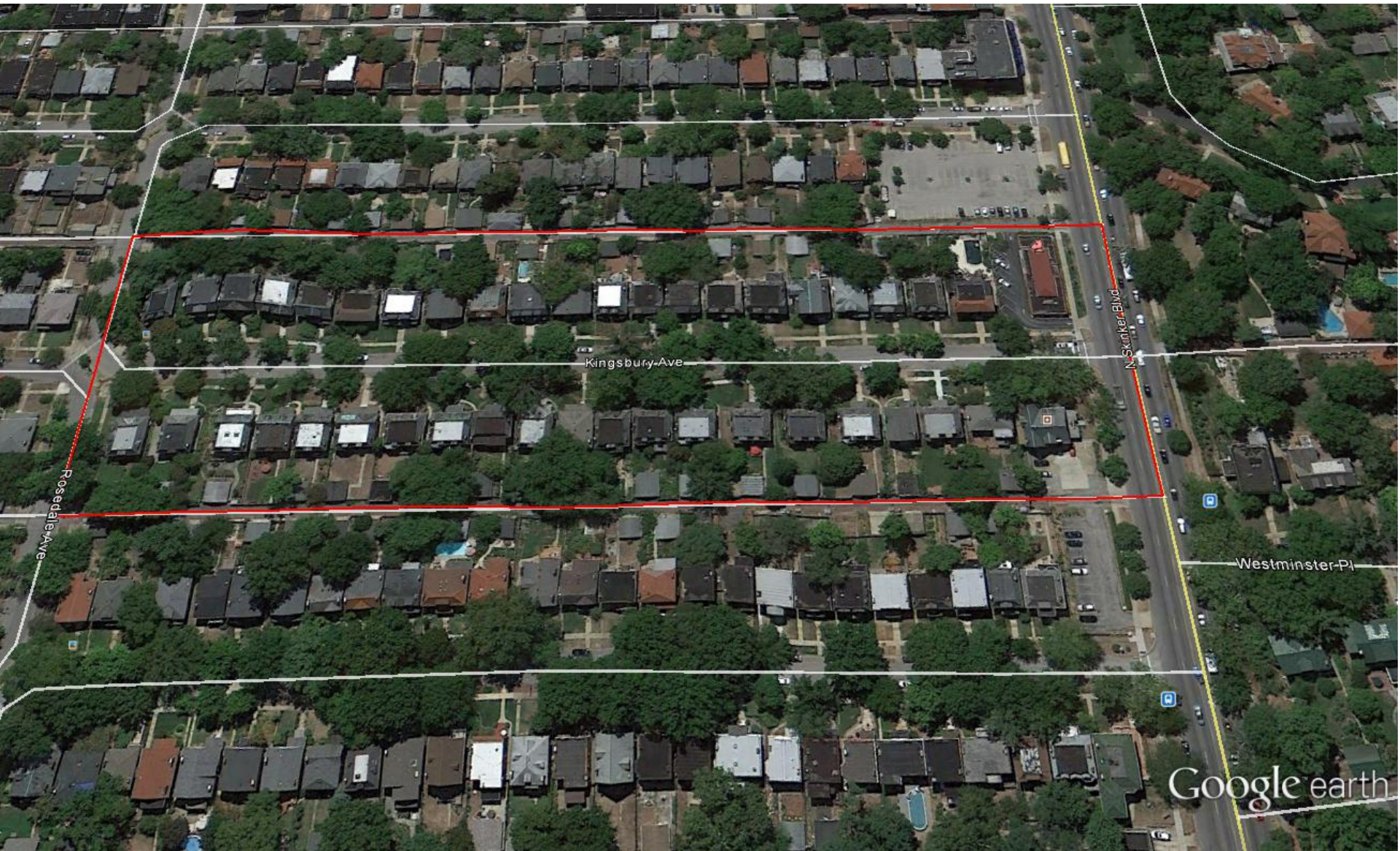


# Suburban Single-Family Pattern





# Traditional Single-Family Pattern





# Traditional Single-Family Pattern





# Traditional Single-Family Pattern

